

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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In Re:

CARLA KUNI and
JEFFREY KUNI



Order Filed on September 15, 2016
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 15-11646

Hearing Date: _____

Chapter: 13


Judge: Altenburg

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: September 15, 2016


Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 565 Berkley St., Camden, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Benjamin Dash, Esq. & Dawn Hogan

Amount to be paid: \$800.00 to Ben Dash, \$2,220.00 to Dawn Hogan

Services rendered: Legal Services by Mr. Dash, Realtor services by Ms. Hogan

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$_____ claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:

rev.8/1/15

Imaged Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Carla P Kuni
Jeffrey S Kuni
DebtorsCase No. 15-11646-ABA
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 2

Date Rcvd: Sep 15, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 17, 2016.

db/jdb +Carla P Kuni, Jeffrey S Kuni, 129 Yacht Club Lane, Tierra Verde, FL 33715-1987
aty +Benjamin Dash, 39 East Main Street, Moorestown, NJ 08057-3309Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 17, 2016

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 15, 2016 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor PNC Bank, National Association NJECFMAIL@mwc-law.com
 Andrew B. Finberg on behalf of Joint Debtor Jeffrey S Kuni andy@sjbankruptcylaw.com, ABFECEF@gmail.com
 Andrew B. Finberg on behalf of Debtor Carla P Kuni andy@sjbankruptcylaw.com, ABFECEF@gmail.com
 Celine P. Derkrikorian on behalf of Creditor PNC Bank, National Association njecfmail@mwc-law.com
 Charles G. Wohlrab on behalf of Creditor NATIONSTAR MORTGAGE LLC cwohrlab@logs.com, njbankruptcynotifications@logs.com
 Daniel A. Frischberg on behalf of Debtor Carla P Kuni dan@sjbankruptcylaw.com, frischbergglaw@gmail.com
 Daniel A. Frischberg on behalf of Joint Debtor Jeffrey S Kuni dan@sjbankruptcylaw.com, frischbergglaw@gmail.com
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Joshua I. Goldman on behalf of Creditor PNC Bank National Association jgoldman@kmlawgroup.com, bkgroup@kmlawgroup.com
 Lynn Therese Nolan on behalf of Creditor Mercedes-Benz Financial Services USA LLC LNolan@schillerknapp.com, tshariff@ecf.courtdrive.com; tshariff@schillerknapp.com; kcollins@schillerknapp.com
 Robert L. Saldutti on behalf of Creditor 1st Colonial Community Bank rsaldutti@saldutticollect.com, lmarciano@saldutticollect.com; kcollins@slgcollect.com
 TOTAL: 12